

On Thursday, January 16, 2014, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Eric Larson, Rick Andersen, Karen Chevalier, and Steve Munson. Absent: Bob Conklin, Mike Mellott and Rene Morris.

Also present were: City Attorney Ron Coplan, Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, and Assistant City Clerk Monique Castillo.

Steve Munson made a motion to approve the December 19, 2013 minutes as presented. The motion was seconded by Karen Chevalier. Voting: Ayes – Chair Larson, Andersen, Chevalier and Munson. Nays – None. Motion carried.

Superintendent Schmidt reported the petition from Larry Ybarra will be heard at the January 20, 2014 Council Meeting as the January 6, 2014 meeting was cancelled due to extreme weather conditions.

Chair Larson invited any attendees to speak of the petition from Sterling Chevrolet regarding the alley vacation between the properties owned by Sterling Chevrolet at 1824 Locust and CGH Medical Center.

Jason Hachmeister, an owner of Sterling Chevrolet spoke on behalf of the company. Hachmeister explained they are seeking the alley vacation to allow for additional employee parking and service customer parking. Hachmeister added the alleyway dead ends behind the dealership and is a road to nowhere. Further, he has already spoke with CGH and they have verbally agreed to allow the use of the property to Sterling Chevrolet so long as Sterling Chevrolet maintains mowing and lawn care of the area.

Wolff explained the alleyway is public land and is there to serve surrounding properties and utilities. To vacate, the surrounding property owners would need to be informed and conveyance documents for the utilities would need to be submitted. In addition, the pavement would need to be torn up and minimum set-back requirements would become an issue. Further, Wolff explained that this matter was presented to the board in November 2013 and nothing has changed since. Wolff suggested a site plan be submitted which may alter the decision of the staff. At this time, staff is not in favor to vacate the alleyway.

Munson added 15 years ago there was major flooding to the CGH Clinic, the storm water drainage has since benefited the area to avoid additional mishaps.

Schmidt noted the zoning of this property is B-3 and current setbacks will not allow for as many as 12 cars to be parked in the alleyway. As it stands now Sterling Chevrolet is in violation of City code.

Wolff informed Hachmeister his petition may have a negative affect if they were to follow through without a site plan. Wolff noted the request is only beneficial to Sterling Chevrolet. All options must be considered which a site plan would offer.

Hachmeister requested his petition be withdrawn at this time and asked permission to re-submit at a later date with site plans.

Chair Larson opened a Public Hearing at 7:25 p.m. to hear the petition from Northwest Illinois CILA, LLC requesting a zoning ordinance change to allow a large community residence to be allowed in an R-1 zoning with a Special Use permit.

Steve Bennett, executive director of Frances House spoke as the petitioner. Bennett explained his organization plans to build a large community residence. He presented the board with pictures and informational pamphlets as examples of what he is hoping to achieve. Bennett added they currently have 6 facilities in the area.

Schmidt noted a large community residence consists of 8 or more beds/units, whereas a small community residence would only be 6 beds/units or less.

Wolff raised several concerns from parking for staff and visitors to the monitoring of residences. A site plan along with a narrative of how the site plan works would be beneficial and allow him to make a recommendation to the staff.

Munson asked Wolff to provide a template of a site plan for Bennett to follow.

Coplan recalled one of the original issues was building this type of facility in residential areas.

Munson noted, LeFevre is arterial, this could be problematic for safety reasons.

Wolff reminded the board the request is to amend the code and allow this type of facility in an R-1 zone with a special use. Best to amend wording of definition from large to small residence to meet the square footage requirements

Wolff also noted the code is pretty antiquated and if the board chose to amend, they must amend all avenues and not just this section as it applies to this petition.

Chair Larson reported publication in the *Daily Gazette* was made and affected property owners were notified prior to the hearing. No written comments were received. Signs were posted.

The public hearing was closed at 8:02 p.m.

Steve Munson made a motion to table the petition to a later date so Mr. Bennett could draw up a site plan. The motion was seconded by Rick Andersen. Voting: Ayes - Larson, Andersen, Chevalier and Munson. Nays - None. Motion carried.

The next meeting of the Plan Commission will be Thursday February 20, 2014.

With no further business to discuss, the meeting was adjourned at 8:03 p.m.

MC
Monique Castillo
Assistant City Clerk